

Herenhuis te koop in Marbella

1.295.000 €

Referentie: R4822009 Slaapkamers: 3 Perceelgrootte: 297m<sup>2</sup> Terras: 217m<sup>2</sup>



## Costa del Sol, La Mairena

**\*\*Stunning 3-Bedroom Townhouse with Panoramic Views and Private Pool\*\***

This magnificent townhouse, spanning three levels, offers breathtaking panoramic views of the sea, mountains, golf course, and coastline. Featuring 3 spacious bedrooms, 3 elegant bathrooms, and 2 additional guest toilets, this home perfectly blends luxury and comfort.

**\*\*Key Features:\*\***

- **\*\*Premium Construction & Finishes\*\***: Built with high-quality materials and exquisite finishes, including underfloor heating.
- **\*\*Designer Kitchen\*\***: Equipped with top-of-the-line appliances, perfect for culinary enthusiasts.
- **\*\*Private Solarium & Pool\*\***: Enjoy a stunning rooftop solarium with a private pool and chill-out area, where you can unwind with spectacular views.

**\*\*Layout Overview:\*\***

**\*\*Ground Floor:\*\***

- Welcoming hallway
- 1 bedroom with an en-suite bathroom
- Garage for one car
- Storage room
- Laundry room with washer and dryer
- Machine room

**\*\*First Floor:\*\***

- Master bedroom with a luxurious en-suite bathroom
- Guest bedroom with en-suite bathroom
- Expansive terrace with mesmerizing views

**\*\*Second Floor:\*\***

- Open-plan living space, combining a spacious living room, dining area, and kitchen
- Direct access to a large, private backyard
- Another grand terrace with breathtaking views

**\*\*Solarium:\*\***

- Stylish chill-out area
- Private pool with unbeatable panoramic views
- Convenient guest toilet

This townhouse is the epitome of luxury living, offering not only comfort but also an unmatched location with views that will leave you in awe.

### OUTDOORS & QUALITIES

These sprawling multi-level properties enjoy spectacular uninterrupted mountain and sea views from all rooms and provide the unique opportunity to customise each property to the discerning buyers' requirements. We understand that every buyer is different, so we created a totally individual offering at this development, delivering flexible and bespoke luxury properties at very attractive prices that cater to varying tastes and budgets. This unique approach to property tailoring is the first of its kind in Southern Spain and allows us to personalise our signature design and reform process to each individual property, professionally and cost-effectively managed for you at every step. Not offplan: The developer offers 3 levels of customisation for each

one of these types of properties. The transformation may go from a thorough remodelling and restyling of the existing home to a radical makeover that will include a reconfiguration of the existing floor space, an additional bedroom and a plunge pool on the rooftop terrace. As this is not an off-plan project, depending on which of the three levels of transformation and design you choose (Classic, Premium, Deluxe), you can be living in and enjoying your tailor-made home within a period of just 4 months from start to finish.

Redevelopment is already underway and all licenses are in place including 1st Occupancy License, therefore any delays that are typically associated with a new development property are completely avoided here.

#### AREA

This project is located within 300km<sup>2</sup> of the breath-taking Sierra de Las Nieves Natural Park, in the heart of Andalucía's internationally recognised UNESCO Biosphere Reserve. In this strictly protected park, just 5% of the land is buildable, so the opportunity to live in such an idyllic location is very limited. This unique Natural Park promotes the conservation of biodiversity and sustainability including the conservation of landscapes, ecosystems and the protection of diverse vegetation and wildlife whilst also promoting ecological practices such as scientific research and education. A stunning location with a wide range of wildlife such as the Spanish Ibex mountain goat, roe deer, river otter, wild boar and various birds of prey surrounded by stunning pine and oak forests.

## Kenmerken:

### Kenmerken

Overdekt terras  
Nabij transport  
Privéterras  
Opslagruimte  
Ensuite badkamer  
Dubbel glas  
Op maat gemaakte kledingkasten  
Bijkeuken  
Bar  
Solarium

### Keer bekeken

Zee  
Berg  
Panoramisch  
Land  
Woud  
Golf

### Pool

Privaat

### Tuin

Privaat  
Makkelijk onderhoud

### Categorie

Luxe

### Oriëntatie

Oosten  
Noordoost

### Instelling

Dicht bij golf  
Verstedelijking  
Dicht bij scholen  
Mountain Pueblo  
Dicht bij bos

### Meubilair

Optioneel

### Beveiliging

Gated Complex  
Alarmsysteem  
Elektrische jaloezieën  
Invoertelefoon

### Energiebeoordeling

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### Klimaatcontrole

Airconditioning  
Koud A/C  
Hete a/c  
U/F verwarming

### Voorwaarde

Uitstekend  
Recentelijk gerenoveerd

### Keuken

Geheel op maat gemaakt  
Parkeergelegenheid  
Ondergronds  
Garage  
Privaat  
Bedekt

### CO2 -emissierating

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